



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Randall Avenue, London

## Offers In Excess Of £725,000



This stunning four bedroom semi detached house, with modern touches in a period property, located on a sought after road in NW2, spanning over 1530 square footage of living space.

Consisting of four bedrooms, two bathrooms and an additional WC, private garden, roof terrace, a garage, and a reception with room for dining space. This gorgeous Victorian house offers close to 1530 sq.ft. of internal accommodation and is a must see. Off-street parking is included to the front of the property.

Randall Avenue is moments from Gladstone Park's green open space, with its café, tennis courts, and playgrounds. Dollis Hill and Neasdon underground Jubilee Line is a few minutes walk and runs regular tube services to London central.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES

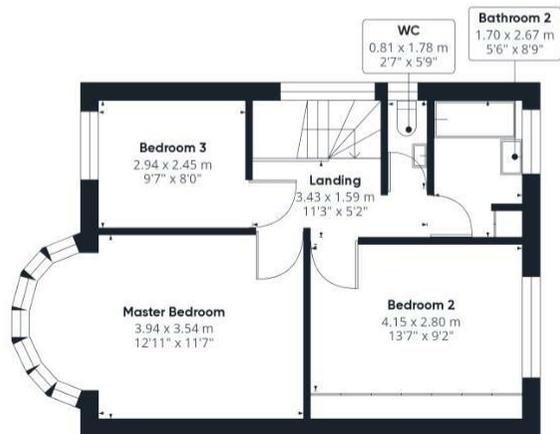
- Four bedroom freehold house
- Two bathrooms, additional WC
- Over 1530 Sq.ft. of internal living space
  - Sold chain-free
  - Semi-detached
  - Off-street parking
  - Private garage
- Private garden, additional terrace balcony
  - Modernised throughout



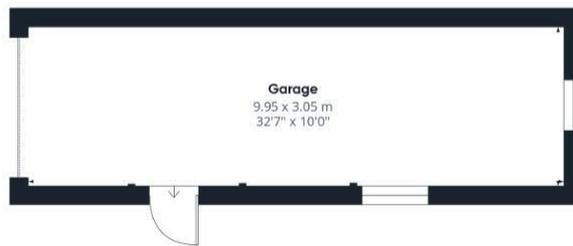




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



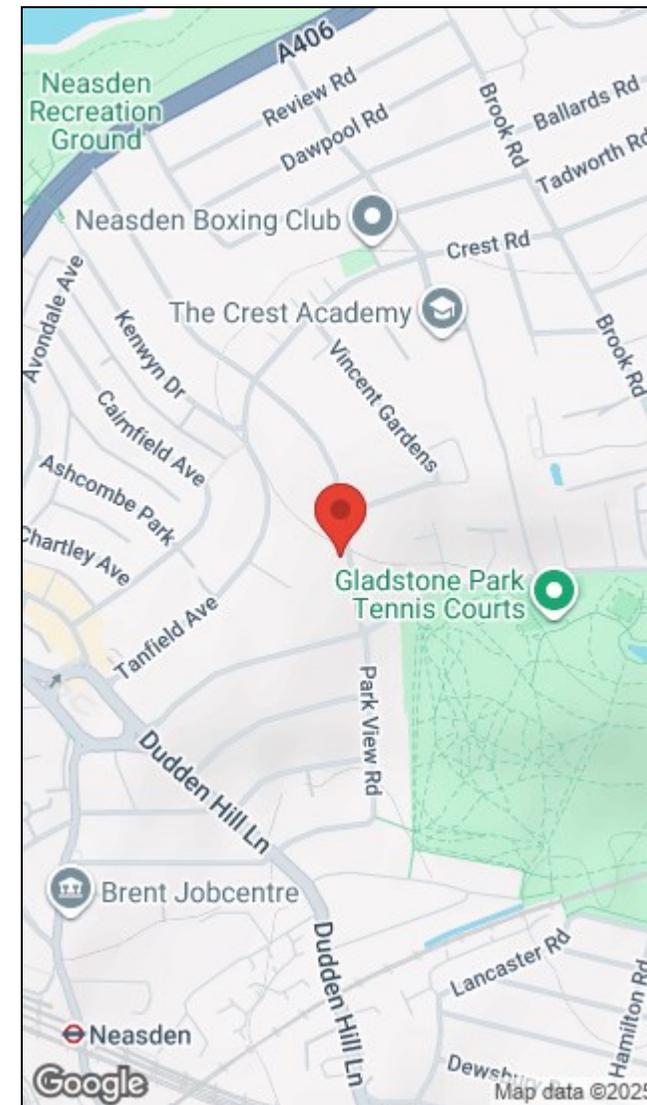
Approximate total area<sup>(1)</sup>  
142.2 m<sup>2</sup>  
1530.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	78
62	

Very energy efficient - lower running costs

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(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81-91) B

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